

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R18282

Property Information

property address: 713 S ROSEMARY

legal description: BEVERLY ESTATES, LOT 60, ACRES 1.914

owner name/address: SIMMONS, DICK B
713 S ROSEMARY DR
BRYAN, TX 77802-4320

full business name:

land use category: Single-fam hse type of business:

current zoning: RD-7 occupancy status: occupied

lot area (square feet): 83,374 frontage along Texas Avenue (feet): n/a

lot depth (feet): 259.84 ft sq. footage of building: 4,154

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

lot width: 340.34 ft.

Improvements

of buildings: 1 building height (feet): # of stories: 2

type of buildings (specify): wood frame

building/site condition: 5- well-maintained st

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1967 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☒ yes ☐ no (specify) covered porch, brick & wrought iron fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces:

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: excellent

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

